



Warehouse and Office Space FOR SALE

5,080 sq ft

**Units 13 C & D, Queensway, Enfield
EN3 4SA**

Local Knowledge, Regional Coverage

Lo

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

The property is located on Queensway which is directly linked to Ponders End high street. There is almost immediate access to the A10 Great Cambridge Road, as well as good links to the north Circular A406.

Southbury Overground station is a short walk away, providing access to both Liverpool Street Station and Seven Sisters Station.

The Property

The unit comprises a business unit of half office space and half warehouse space with the following features:

- 3.3m eaves
- 3m shutter height
- Generous 1st floor sunlight
- Gas heaters
- Air conditioning
- Manual roller shutter
- WCs and Kitchen
- Storage space
- 4 Allocated private parking spaces

Accommodation

Workshop:	2,540	sq ft
Offices:	2,540	sq ft
Total:	5,080	sq ft

Price

£1,170,000 freehold

Business Rates

TBA

EPC

An EPC has been commissioned and will be available for inspection by interested parties.

Legal Costs

Each party has to bear its own legal expenses.



Viewing/Further Information:



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